

NOONAN ROBERT A
 NOONAN, SARAH K
 4 BOYLSTON ST
 LYNN MA 01902

B7224P153 B17107P81 B17107P85 B17107P86

Previous Owner
 NOONAN DONNA & ROBERT & JAMES
 C/O ROBERT NOONAN
 4 BOLYSTON ST
 LYNN MA 01902
 Sale Date: 9/30/2015

Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:
 22.0823 - added 12x16 carport -sb

Waterboro

Property Data			Assessment Record						
Neighborhood 45 MAIN ST E. VILL 202/4			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	66,300	61,300	0	127,600		
1ST MORTGAGE 0			2013	66,300	61,300	0	127,600		
2ND MORTGAGE 0			2014	66,300	61,300	0	127,600		
Zone/Land Use 21 Village			2015	66,300	61,300	0	127,600		
Secondary Zone			2016	56,100	57,900	0	114,000		
Topography 1 Level			2017	56,100	57,900	0	114,000		
1.Level 4.Below St 7.Steep			2018	56,100	57,900	0	114,000		
2.Rolling 5.Low 8.Wet			2019	56,100	57,900	0	114,000		
3.Above St 6.Swampy 9.Lev/Roll			2020	56,100	58,000	0	114,100		
Utilities 9 No Water/No Sewer			2021	61,700	58,000	0	119,700		
1.Public 4.Improve 7.Improve			2022	67,400	63,800	0	131,200		
2.Water 5.Improve 8.			2023	74,100	72,600	0	146,700		
3.Sewer 6.Improve 9.None			2024	83,100	82,000	0	165,100		
Street 1 Paved			2025	101,900	118,000	0	219,900		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None									
3.Gravel 6.Aband 9.TG PLAN			Front Foot	Type	Effective		Influence		Influence Codes
LAND USE 0			11.Ossipee WF		Frontage	Depth	Factor	Code	
BUILDING USE 0			12.Arrowhead WF				%		1.Unimproved
Sale Data			13.Waterfront				%		2.Excess Ftg /De
Sale Date 9/30/2015			14.Rear Land				%		3.Topography
Price			15.Misc				%		4.Size/Shape
Sale Type 2 Land & Buildings							%		5.Access or Rear
1.Land 4.Mobile 7.							%		6.Restriction
2.L & B 5.Other 8.			Square Foot	Square Feet					7.Open Space
3.Building 6. 9.			16.Regular Lot				%		8.View/Environ
Financing 9 Unknown			17.Secondary Lot				%		9.Fract Share
1.Convent 4.Seller 7.			18.Excess Land				%		Acres
2.FHA/VA 5.Private 8.			19.Condominium				%		30.Rear (201+)
3.Assumed 6.Cash 9.Unknown			20.Pavement				%		31.Tillable/Horti
Validity 1 Arms Length Sale							%		32.Pasture
1.Valid 4.Split 7.Renovate			Fract. Acre	Acreege/Sites					33.Orchard
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	1.00	100	%	0	34.Frontage
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr	25	1.25	100	%	0	35.Triangular Lot
Verified 8 Other Source			23.Non Conforming				%		36.Commercial
1.Buyer 4.Agent 7.Family			Acres				%		37.Softwood
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)				%		38.Mixed Wood
3.Lender 6.MLS 9.			25.Excess (10+)				%		39.Hardwood
			26.Excess				%		40.Wasteland
			27.Rear (1-100)				%		41.Gravel Pit (Ac
			28.Rear (101-150)				%		42.Mobile Home Si
			29.Rear (151-200)				%		43.Condo Site
				Total Acreage		2.25			44.Utility ROW
									45.Camp Lot
									46.Site Improve

Waterboro

Map Lot 027-003


Account 1962

Location 89 MAIN STREET

Card 1

Of 1

9/23/2024

Building Style	2 Ranch			SF Bsmt Living	0			Layout	1 Typical		
1.Conv	5.Garr/Col	9.Other		Fin Bsmt Grade	0 0			1.Typical	4.	7.	
2.Ranch	6.Split	10.Mohome		OPEN 5 OPTIONAL	0			2.Inadeq	5.	8.	
3.R Ranch	7.Contemp/	11.Condo		Heat Type	100% 1 Hot Water BB			3.Not func	6.	9.	
4.Cape	8.Log	12.		1.HWB	5.FWA	9.No Heat		Attic 5 Floor & Stairs			
Dwelling Units 1				2.HWCI	6.GravWA	10.		1.1/4 Fin	4.Full Fin	7.1/4 Unfi	
Other Units 2				3.HWRAD	7.Electric	11.		2.1/2 Fin	5.FI/Stair	8.	
Stories 1 One Story				4.Steam	8.FI/WallM	12.		3.3/4 Fin	6.1/2 Unfi	9.None	
1.1	4.1.50	7.1.25		Cool Type	0% 9 None			Insulation 1 Full			
2.2	5.1.75	8.		1.Refrig	4.W&C Air	7.		1.Full	4.Minimal	7.	
3.3	6.2.50	9.		2.Evapor	5.	8.		2.Heavy	5.Unk	8.	
Exterior Walls 1 Wood Siding				3.H Pump	6.	9.None		3.Capped	6.	9.None	
0.Wood	4.Asb/Asph	8.Alum/Vin		Kitchen Style 2 Typical			Unfinished % 0%				
1.Wood	5.T-111	9.Other		1.Modern	4.Obsolete	7.	Grade & Factor 2 Fair 100%				
2.Wd Sh	6.Br/St	11.		2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grad		
3.Compos.	7.Nov	12.		3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.		
Roof Surface 1 Asphalt Shingles				Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same				
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete	7.	SQFT (Footprint) 665				
2.Slate	5.Wood	8.		2.Typical	5.	8.	Condition 4 Average				
3.Metal	6.Other	9.		3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G		
SF Masonry Trim 0				# Rooms 5			2.Fair 5.Avg+ 8.Exc				
OPEN-3- 0				# Bedrooms 2			3.Avg- 6.Good 9.Same				
OPEN-4- 0				# Full Baths 1			Phys. % Good 0%				
Year Built 1965				# Half Baths 0			Funct. % Good 100%				
Year Remodeled 0				# Addn Fixtures 0			Functional Code 9 None				
Foundation 3 Brick &/or Stone				# Fireplaces 0			1.Incomp 4.Small 7.Layout				
1.Concrete	4.Wood	7.		2.O-Built 5.CDU 8.Other			3.Damage 6.Style 9.None				
2.C Block	5.Slab	8.		Econ. % Good 100%			Economic Code None				
3.Br/Stone	6.Prs/Post	9.		0.None 3.Services 7.			1.Location 4.Traffic 8.				
Basement 4 Full Basement				2.Encroach 9.None 9.			Entrance Code 0				
1.1/4 Bmt	4.Full Bmt	7.		1.Interior 4.Vacant 7.			2.Refusal 5.Estimate 8.				
2.1/2 Bmt	5.None	8.		3.Informed 6.Office 9.RS			Information Code 0				
3.3/4 Bmt	6.	9.None		1.Owner 4.Agent 7.			2.Relative 5.Estimate 8.				
Bsmt Gar # Cars 0				2.Tenant 6.Other 9.SNY							
Wet Basement 1 Dry Basement											
1.Dry	4.	7.									
2.Damp	5.	8.									
3.Wet	6.	9.									

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	0	112	0 0	0	0	0	%	1.One Story Fram
68 Wood Deck	0	48	0 0	0	0	0	%	2.Two Story Fram
65 Barn/Stable	0	550	0 0	0	0	0	%	3.Three Story Fr
24 Frame Shed	0	120	0 0	0	0	0	%	4.1 & 1/2 Story
71 Carport	2021	192	4 100	6	0	100	%	5.1 & 3/4 Story
							%	6.2 & 1/2 Story
							%	21.Open Frame Por
							%	22.Encl Frame Por
							%	23.Frame Garage
							%	24.Frame Shed
							%	25.Frame Bay Wind
							%	26.1SFr Overhang
							%	27.Unfin Basement
							%	28.Unfinished Att
							%	29.Finished Attic

